

# Staff Report – Board of Zoning Appeals

<b>Docket #:</b>	BZA2021-023	<b>Hearing Date:</b>	November 8, 2021
<b>Applicant:</b>	Vanadco Signs, 10625 State Road 10, Argos, IN 46501		
<b>Owner:</b>	Clark Pleasant Community School corporation, 50 Center Street, Whiteland, IN 46184		
<b>Subject Property Address:</b>	1300 Ray Crowe Way		
<b>Staff Contact:</b>	Ed Ferguson, fergusoe@greenwood.in.gov, 317-887-5231		

## Request:

Petitioner is requesting two dimensional variances from the Sign Code standards for ground sign for public school in a OS Open Space zoning district :

1. Request No. 1 – Increase maximum sign face area from 25 square feet to 47 square feet.
2. Request No. 2 – Increase maximum square footage for electronic changeable copy screen from 12 square feet to 18.75 square feet.

The requests are to permit installation of the new sign into an existing brick structure that is a total of 28.8 square feet total, 20.8 square feet of the sign would be full color LED message board. The sign will be double-sided.

## Location:

The sign location is internal within the Clark-Pleasant school campus. The address is 1300 Ray Crowe Way. The sign structure is located in front of (south of) Ray Crowe Elementary School and north of the Clark-Pleasant Middle School. The location is internal within the Clark-Pleasant School campus that includes three schools plus athletic fields. There is also a church site to the north and a City of Greenwood park to the east along Interstate I-65.

See attached Exhibit A – Area Map

## Indiana Code Reference(s):

- Section 36-7-4-918.5 (Dimensional Variances)

## Surrounding Land Uses:

- A. Existing: Ray Crowe Elementary School
- B. North: Ray Crowe Elementary School
- C. South: Clark-Pleasant Middle School
- D. East: School Athletic fields and City park land
- E. West: Multi-family and single-family residential developments

See attached Exhibit A – Area Map

## Statutory Criteria:

- Indiana Code Section 36-7-4-918.5 Dimensional/Development Standard Variances may be approved only upon a determination in writing that:
  1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner
  3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties in the use of the property.
- Indiana Code Section 9-21-10-3 No Hazard to Air Navigation (if applicable)
    1. The structure is regulated under Indiana Code 8-21-10-3 and the Board of Zoning Appeals has received a copy of the Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration and the Board of Aviation Commissioners has been delivered notice in accordance with Indiana Code 8-21-10-3 not less than sixty days before the proposal is considered.

**Greenwood Code References:**

**Unified Development Ordinance, Section 10-03-08. Signage L. Menu of On-Premises Signs Allowed by Permit, 2. On-Premise Sign Menu: Building Signs, MONUMENT SIGN, CHANGEABLE COPY.**

**PETITIONER'S DETAILED STATEMENTS OF REASONS**

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because :

The sign is far enough from any residential areas that could be affected by the light. The sign also sits forty-two (42) feet from the edge of the road, eliminating any possible visibility issues.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because :

The school property is adjacent to the sign location. Across the street are tennis courts. The sign is far enough away from any residential homes to cause any problems.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because :

The school would have to find another way to get basic messages out to parents. They would also have to find a new location for the sign. There is already an existing brick structure at the proposed location.

4. The structure is/is not regulated under Indiana Code 8-21-10-3 for hazard air navigation.

Not applicable.

**Comments, Summary, and Proposed Conditions :**

**Staff has no objections to Petitioner's statements of reasons.**

**Staff recommends approval of the sign variance requests with the following conditions :**

1. Monument sign shall substantially conform to the size, height, and style of the exhibit submitted with this petition.
2. Sign structure location shall remain the same as it currently is.

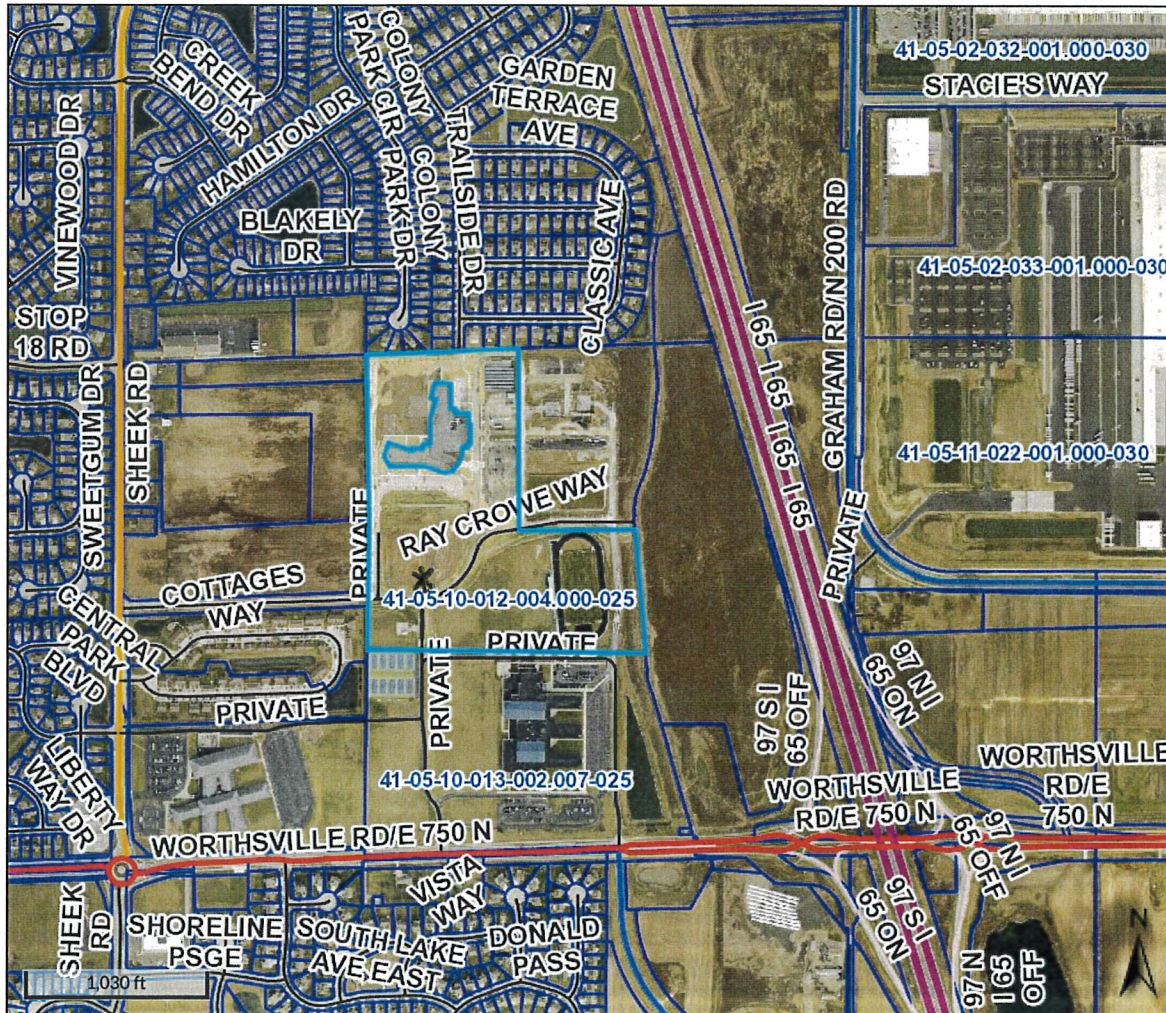
**Attachments:**

Exhibit A -- Area Map

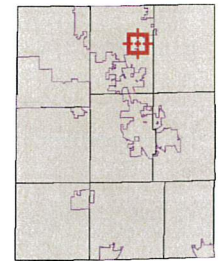
Exhibit B -- Site Plan

Exhibit C -- Sign Drawing





Overview



Legend

- Cities
- Parcels
- Roads**
  - ACCESS RAMP
  - HIGHWAY
  - INTERSTATE
  - LOCAL
  - MAJOR ARTERIAL
  - MAJOR COLLECTOR
  - MINOR ARTERIAL
  - MINOR COLLECTOR
  - PRIVATE ROAD

Parcel ID	41-05-10-012-004.000-025	Alternate ID	n/a	Owner Address	CLARK-PLEASANT COMMUNITY SCHOOL CORPORATION
Sec/Twp/Rng	n/a	Class	Exempt: Board of Education	50 CENTER ST	WHITELAND, IN 46184-1606
Property Address	1851 SHEEK RD GREENWOOD	Acreage	37.904		
District	025 Exempt Gov't Property				
Brief Tax Description	CPCSC / HARVEST INDY SOUTH PART BLOCK A				
	(Note: Not to be used on legal documents)				

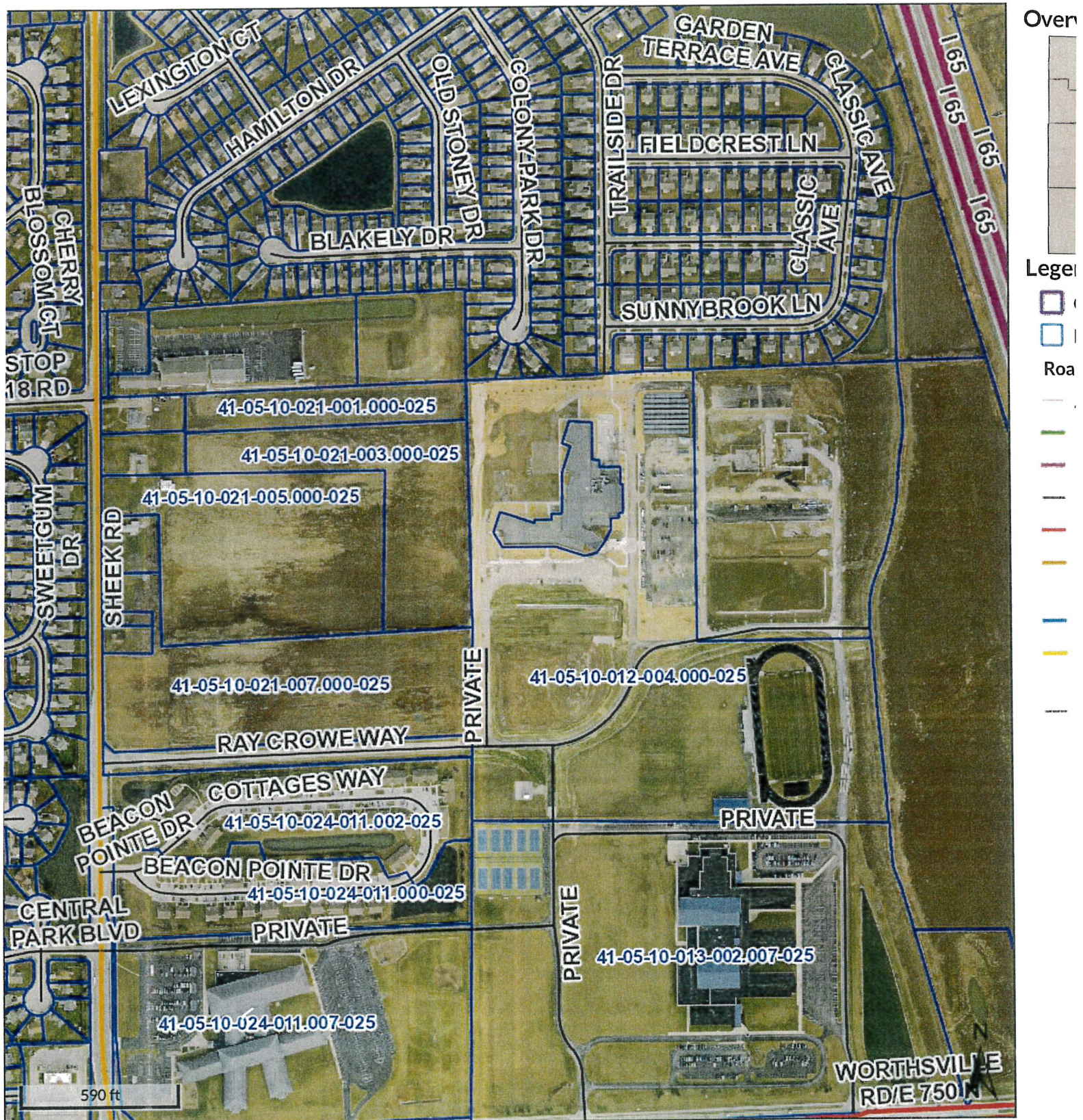
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GREENWOOD



 10025 STATE RD. 10 • ARGOS, IN 46501 • 574.492.5000   <a href="http://vanadco.com">vanadco.com</a> <small>All drawings/designs/derivatives: © 2021, Vanadco Signs, Inc., All Rights Reserved. Due to the limitations of the printing process, printed colors can vary from actual colors.</small>	<b>Internally Illuminated ID Sign (top) Non-Illuminated 1" Deep Pan Sign (bottom)</b> <b>Daktronics Full Color 15.85mm EMC 40x150 Pixel Matrix</b>	SCALE: 1/2"=1' DATE: 06-03-21 revised 06-23-21 FILE: Ray Crowe Elem 40x150A.cdr
ARTWORK APPROVED BY:	APPROVAL DATE:	